

BIRD/BAT BOXES
(see Ecology report for maintenance & management information)

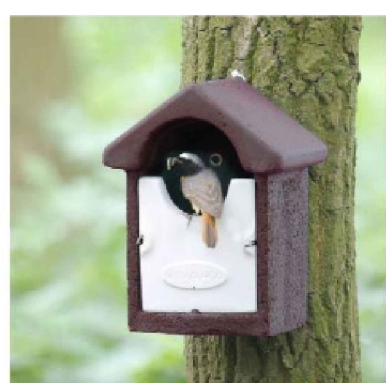
Robin (open fronted) Box
Quantity: 4

Installation: To be installed onto retained, mature trees at the site between 1.5 to 3 metres above ground level. Boxes should be positioned facing north to east to minimise exposure to harsh winds and prolonged sunlight. Positions impeded by branches to be avoided to minimise risk of predator such as by domestic cats, and to avoid likelihood of obstruction at the box entrance.

Bird nest boxes to be installed in accordance with <https://www.bto.org/sites/default/files/u15/downloads/publications/guides/nestbox.pdf>

Suitable Products: Vivara Pro Barcelona WoodStone Open Nest Box (Insert 1); or 2H Schwegler Open Fronted Nest Box (Insert 2)

Suppliers: www.nhbs.com; or www.wildcare.co.uk



Insert 1



Insert 2

Small Bird Nest Box
Quantity: 4

Installation: To be installed onto retained, mature trees at the site at least 3 metres above ground level. Boxes should be positioned facing north to east to minimise exposure to harsh winds and prolonged sunlight. Positions impeded by branches to be avoided to minimise risk of predation, such as by domestic cats, and to avoid likelihood of obstruction at the box entrance.

Bird nest boxes to be installed in accordance with <https://www.bto.org/sites/default/files/u15/downloads/publications/guides/nestbox.pdf>

Suitable Products: 1MR Schwegler Avianex nest box (Insert 3); or Vivara Pro Seville 28mm WoodStone nest box (Insert 4)

Suppliers: www.nhbs.com; or www.wildcare.co.uk



Insert 3 (left) & Insert 4 (right)

Tree Mounted Bat Box
Quantity: 7

Bat boxes should be installed to the following guidelines (Bat Conservation Trust, 2016):
a. At least 4 metres above the ground (where safe installation is possible);
b. Sheltered from strong winds and exposed to the sun for part of the day (usually south or south-west). Ideally several bat boxes will be installed to provide a variety of different thermal options for bats. Grouping a number of boxes each with a different aspect can achieve this: while a number of boxes is preferable to one, a single box is still viable and may be used by roosting bats;
c. Located close to unlit linear features, such as lines of trees or hedgerows; and
d. Installed where the bat box entrance is not cluttered or impeded by branches, or accessible to predators (such as cats) by large branches underneath them.

Suitable Product: Greenwood Ecobuilds Single Crevise Bat Box (Insert 5)

Suppliers: www.greenwoodecobuilds.co.uk



Insert 5

House Sparrow Nesting Terrace and Starling Nest Boxes
Quantity: 5 of each

Installation: To be installed onto or integral to properties at least 2 metres above ground level. Positions directly above windows or doorways to be avoided to minimise nuisance via droppings. Boxes should be positioned facing north to east to minimise exposure to harsh winds and prolonged sunlight.

Suitable Products: Vivara Pro House Sparrow Nest Box (Insert 6, left) and Vivara Pro WoodStone Starling Nest Box (Insert 9, right)

Suppliers: www.nhbs.com; or www.wildcare.co.uk



◆ House Sparrow nesting terrace

▲ Starling Nest box

Bat Access Panels (Integrated)
Quantity: 14

Bat boxes should be installed at least 4 metres above ground level beneath the eaves or gable apex onto or integrated to elevation walls of the properties. Positions directly above windows or doorways to be avoided to minimise nuisance via droppings

Suitable Product: Istoback Enclosed Bat Box 'B' or 'C' (Inserts 6, top and 7, bottom)

Suppliers: www.nhbs.com

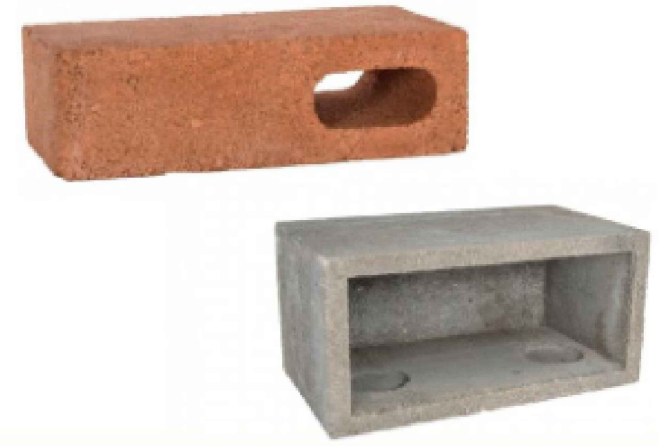


Swift Nest Boxes
Quantity: 5

Swift nest boxes should be installed at least 4 metres above ground level beneath the eaves or gable apex onto or integrated to elevation walls of the properties. Positions directly above windows or doorways to be avoided to minimise nuisance via droppings.

Suitable Product: Vivara Pro Cambridge Swift Nest Box (Two parts: Inserts 10 and 11)

Suppliers: www.nhbs.com



PLOT TENURE

★ Affordable Rented

★ Shared Ownership

BOUNDARY TREATMENT

2100mm Acoustic Fence

2100mm Close Boarded Fence

2100mm Boundary Wall

1800mm Close Boarded Fence

900mm Metal Railings with litter upland

600mm Low wall along primary route

Hedge (front boundary) with 600mm high metal railing with litter upland

Indicates gated access for ManCo

Gate Post Finish

External Works

450RW Proposed Masonry Retaining Wall

300FCB Proposed Gravel Board

150FOE Proposed Flag on Edge

Soakaway

LAYOUT LEGEND

Tarmac HRA with Chippings - Adaptable Road

Tarmac - Footway

Tarmac - Drive/Shared Drive

Porous Tarmac - Drive/Shared Drive

Tegula Block Paving - Raised Tables

Grass Verge

Easements

Buff Paving Slabs - Plot Paving

Bin Storage Location

Cycle Storage Location (plots without garages)

Denotes Adoptable Street Lighting

Denotes Shared Drive

Private Bollard Lighting

Denotes Street Name Plate

EVC Point (Rolec Wallpod EV Ready or similar)

EVC Point to Remote Parking Bays (Rolec Wallpod EV Ready or similar, wall, post or fence mounted)

Indicates Air Source Heat Pump and Paving - refer to manufacturers details for positioning and clearance distances. Affordable Rented Only.

Indicative PV Panel positions - refer to specialist detailed design.

OVERHEATING MITIGATION

U Vent-Axia - UNITARY

C Vent-Axia - COOLBOX

NOTE: Trickle Vents need to achieve a minimum of **4000mm²** (in each bedroom plus 2 extra) of ventilation to habitable rooms when DMEV is being used - 2021 Regs only

REVISED DIMENSIONS PHASE 2
Coloured Plot (Part L 2021) denoted revised dims used

WEATHER COMPENSATION

All plots with a gas boiler to have a Baxi in flue outdoor sensor (IFOS), refer to working drawings and manufacturer installation instructions.

ACUSTIC REQUIREMENTS
Installation

• All plots across the site can be fitted with our standard double glazed unit.

• Standard trickle vents to be fitted to plots not marked as below.

Top floor ceilings will need to be double boarded, with no recessed downlighting. Plots: 104-110, 170-176 & 184-197.

Denotes plots requiring gas protection (6-13 & 36-44)

2013 Regs Plots - indicates plot air permeability target to be 5.01. Plot to have (refer to specialist designs): WWHR - Waste Water Heat Recovery PV Panels - Photovoltaic Panels Intermittent Extract Fans

2013 Regs Plots - As above but Intermittent Extract fans changed for DMEV

2021 Regs Plots - indicates plot air permeability target to be 4.50. Plot to have (refer to specialist designs): PV Panels - Photovoltaic Panels DMEV

TREE PROTECTION

Tree Protection Barrier

Root Protection Area Radius

Category 'A' Trees - to be retained

Category 'B' Trees - to be retained

Category 'C' Trees - to be retained

Proposed Feature Trees

Proposed Medium Size Ornamental Trees

Proposed Small Ornamental Trees

Proposed Landscaping

Refer to landscaping designs.

Indicative Location of Plaque and Information Board

Indicates S185 Diversion UU Easement

Proposed Surface Water Storage

Existing Electric Easement

Existing Gas Easement

NOTE: Plot 101 - Windows to be sized and located as plot 96

EV Chargers relocated to plots 96, 63-65, 74-75, 103 & 136	ATM	03.02.20
Plot 96 - Photos Tarmac shown to client	ATM	23.09.24
Change & Green Boundary lines revised	ATM	16.07.24
PV installation to Plot 40 & 41 (100m Radius) shown	ATM	26.02.24
Checked Lines Added - Plans amended	ATM	13.03.24
Mitigation shown	ATM	14.02.24
Plot 101 Air Target Revised - Part L 2019 Regs - PV panel locations & location wall note revised	ATM	08.01.24
Plot 101 moved into Part L 2019 Regs	ATM	02.01.24
Boundary Treatment updated	ATM	14.12.23
Ecology - Bird & Bat box locations revised	ATM	11.12.23
Ecology - ASHP & Bat boxes revised	ATM	09.11.23
Notes added to specify specific energy technologies	ATM	21.08.23
Air Permeability Target updated to 2021 Part L Regs	ATM	23.02.23
2013 Part L Regs applied to plots 170-176	ATM	20.11.22
Swallowing revised. Porous Tarmac shown	MS	17.10.22
PV panels and air points added	MS	17.10.22
Rev. Description	Drawn	Drawn

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Project Title
Varsity Quarter
Sale Road
Northenden, Manchester

Drawing Title
Construction Plan
Full Site

Scale: 1:500
Drawn By: MG
Checked By: [Signature]
Authorised By: [Signature]
Date: 30.05.22
Job No: 809360
Drawing No: VQ-CP-01
Revision: 0

Original Sheet Size A3 Do Not Scale From This Drawing